



Grand Beach Resort

Gulf Shores, AL

Important Rules and Regulations

1. Refrain from any behavior that might disturb or alarm other owners or guests.
2. Do not hang any items (including towels) on the balcony railings or on any part of the building.
3. No signs, decorations, etc. are allowed to be hung on the outside walls (including balconies) of the complex.
4. Lock boxes should be placed on an owner's door not on the rails. Owners must contact the BOD for approval to mount a lock box and to receive guidance on where the lockbox can be mounted and the type of lock box that will be approved to ensure uniformity.
5. Animals are not allowed on the property except for a service animal as defined by the American Disability Act. (Owners are allowed 2 dogs under 25 pounds that are approved through the Association.)
6. Fireworks are not allowed anywhere on the property.
7. Scooters, bikes, skateboards, or roller blades are not allowed to be ridden in the pool or hot tub areas and the building walkways.
8. Personal grills are allowed in the grill area only. They cannot be on a balcony or any other area on the property. Cooking of any type is not allowed on the balconies.
9. No items other than those necessary for the maintenance of the complex can be stored in any common area or storage area of the building, such as storage closets, stairwells, walkways, lobbies, or restrooms.
10. The association is not responsible for any lost, stolen or damaged property.

11. Fires are not allowed on any portion of the property or beach.
12. This is a smoke-free complex, no smoking is allowed on balconies and any common area of the building including the pool and, hot tub area. Deeded owners that purchased before January 2023 are allowed to smoke on their balcony. Any owners purchasing after January 2023 are not allowed to smoke on their balconies. There is a designated smoking area in front of the center stairwell.
13. Quiet hours are from 10 pm to 8am. Please be considerate of others and refrain from loud music, loud noises, or running up and down the walkways.
14. Construction quiet hours are from 8pm to 8am
15. Please return luggage and utility carts to the designated areas after using and never take carts inside the condo, to the pool, hot tubs, or beach. Shopping and Luggage carts are for the use of owners and guests. Contractors and Cleaners are not allowed to use the shopping or luggage carts. They are to supply their own way to transport their supplies.
16. Deeded owners are allowed to have guests and utilize their visitor pass for up to 4 hours at a time. Guests of guests are not allowed to utilize any of the common areas without an additional guest registration pass being purchased prior to the arrival of the guests.
17. Property Managers, cleaners and their families - are not allowed to use any of the common area unless they are a registered guest of an owner.
18. Only dispose of garbage or trash in the dumpster in the Northwest corner of the parking lot.
19. Dumpsters are for normal everyday trash, please do not place furniture, mattresses, cabinets, etc., into the dumpster - they must be either hauled away by yourself or call one of the local donation locations to see if they will pick them up. This includes contractors doing work in your unit.
20. Balcony Furniture: Due to the warranty of our balcony coating no metal furniture is allowed on the balcony. This includes metal framed wicker furniture. This rule applies even if the metal furniture has rubber caps.

Storm Warnings Preparations:

1. In case of a tropical storm, gale force winds, or hurricane - please have arrangements made to bring everything in off the balconies.
2. If a mandatory evacuation of Baldwin County is announced, please request any guest staying in your property leave for their own safety.

Pool and Hot Tub

1. Pool and hot tub hours are 9am to 11pm; this rule is strictly enforced. Pool hours may be changed seasonally.
2. Horseplay is not allowed in or around the pool area.
3. Glassware is not allowed in or around the pool and hot tub
4. Diving is not allowed in the pool or hot tub.
5. No one under the age of 5 is allowed in the hot tub (this is a guidance set by the Health Department).
6. Children 12 and under must be accompanied by an adult in the pool and hot tub areas.
7. There are no lifeguards on duty at the pool. **SWIM AT YOUR OWN RISK,**
8. No Babies or Non-Toilet-Trained Children are allowed in pools unless they are wearing “Swimmers” or waterproof “Pull-Ups” to protect against contaminating the pool. Feces in a pool will cause the pool to be closed to ALL for clean-up per Baldwin County Health Department regulations. If this happens, parents may be charged for the cost of the clean-up.
9. Parking/Building Attendant, Management, and any owner has the right to enforce all rules.

Parking Rules

1. All vehicles must have either an owner’s pass or guest registration pass in plain sight and completely filled out. All vehicles not in compliance are subject to be towed at the owner’s expense.
2. Owner’s passes can only be used for deeded owners or for friends/family while the deeded owner is on premises.
3. A third pass for a guest or family member can be issued with prior approval by emailing grandbeachresortbod@googlegroups.com - Permission will be granted on a first come/first service basis - there are no guarantees that a 3rd pass can be granted during the busy rental season. A guest registration pass must be purchased for the 3rd vehicle.
4. Guest Trailer passes – Guest Trailers can only be parked in the lot with prior approval and these passes are only good for 7 days. Trailers must fit into a standard parking space and cannot take up more than 1 space and parked in the northeast corner of the parking lot with the tow vehicle parked beside the trailer. A guest registration pass must be designated for the trailer with “Trailer” written across the top of the pass and placed on the passenger side dash of the tow vehicle parked beside the trailer.

5. Owner Trailers – Owners can submit a request to the board to park a trailer during the off season of November-February. If approved a Guest Registration Pass must be purchased and will be good for 31 days, additional passes can be purchased and used to park for additional time during the off season in up to 31-day increments. From March-October requests can be made to park a trailer for up to a week at a time. The requirements of the Guest Trailer Pass above must be followed for parking the trailer.
6. Guest Registration Passes - All guest vehicles must display a guest registration pass filled out and placed on the driver's side dashboard in plain view. They are only good for a guest's stay or up to a 31-day period from September-April if the renter is a long-term renter. The board must be notified if a long-term renter is going to be onsite from May-August and a 31-day pass will be approved. Guest Registration passes cannot be reused, whited out, or left blank. If a mistake is made on a Guest Registration Pass such as a rental cancellation and a date needs to be changed or a stay extended, please notify the BOD or Grand Beach Manager with the Pass Number and the reason for the change.

Violation of Rules and Regulations

Per the Grand Beach Resort Bylaws, the use of fines may be used to enforce the Bylaws or any rules and regulations.

GRAND BEACH CONDOMINIUM ASSOCIATION, INC.

A handwritten signature in black ink, appearing to read "Steve Sykes", is written over a solid horizontal line.

By: Steve Sykes

PRESIDENT BOARD OF DIRECTORS

Amended and approved by the board of directors, Grand Beach Resort Association, Inc. on August 4th, 2022